



Memorandum

TO: PLANNING COMMISSION

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: January 15, 2002

COUNCIL DISTRICT: 5

SUPPLEMENTAL MEMO

SUBJECT: CP01-06-046. CONDITIONAL USE PERMIT for a project located on the west side of White Road approximately 400 feet northerly of Park Lane on a 3.23-acre site to allow the construction a private school on an existing church site.

BACKGROUND

The public hearing for the project was opened on December 12, 2001. The primary issue raised was in regard to the site design. Specifically, the Planning Commission voiced concern regarding the total amount of paved area proposed and the lack of a grass play field for students. The Planning Commission deferred the item to provide the applicant an opportunity to work with staff to prepare a more efficient site plan including an outdoor turf play area. Subsequent to the public hearing, staff met with the applicant to discuss the necessary revisions. The applicant recently provided a revised site plan that reflects the modifications as requested by the Planning Commission.

The size of the proposed school remains unchanged. The proposed private school has a maximum enrollment of 195 full-time students and includes grades kindergarden through 12. The school will operate with a maximum of 20 teachers and staff. The school campus would consist of two new buildings; (1) a 12,860 square-foot (200 seat) gymnasium; and, (2) a 7,725 square-foot classroom building. A third, existing single-story structure adjacent to the church at the front of the site would be converted to 3,522 square-feet of classroom space. No modifications are proposed to the 1600 seat church.

ANALYSIS

The analysis addresses the revised site plan prepared in response to the concerns expressed by the Planning Commission.

Site Plan Revisions

The revised site plan provides a more efficient use of the site. The buildings have been clustered closer together to provide a better functional relationship between one another. The gymnasium has been reconfigured and has been moved closer to center of the site and closer to the classroom buildings. The one-way driveway at the front of the gymnasium has been reduced from 26-feet in width to 18-feet in width and the amount of concrete paving proposed in front of the gymnasium has been substantially reduced. The outdoor eating court, formerly at the rear of the gym is now located adjacent to the hardcourt/parking area for more compact and efficient use of the site.

The area previously proposed as a paved hardcourt playground at the southerly corner has been enlarged and is now a grass playfield. With an average dimension of 160 feet by 90 feet across, the 12,800 square-foot turf area is slightly smaller than a standard little league baseball field from home plate to the outfield bleachers, and should provide ample space for a variety of outdoor activities for students. A small apparatus playground is now provided adjacent to the outdoor lawn area on the south side of the classroom building. Emergency access is no longer provided through this area. Instead emergency vehicle turnarounds are located in the northwest and southwest parking areas.

A total of 84 parking spaces are provided on-site, an increase of 12 spaces over the 72 parking spaces proposed in the previous site plan. Thirty-two parking spaces will be available for the school use in conformance with the Zoning Code requirements for the 20 staff members and 60 high school students. Thirteen of the parking spaces previously proposed at the front of the site have been relocated to a reconfigured parking lot behind the gym at the rear of the site. This rectangular parking area accommodates a dual function as a basketball and a volleyball outdoor play area. Since the church does not meet at the same time as the school, the rear parking lot will serve alternately as parking for the church and as a recreational area for the school. This Permit has been conditioned to require that church and school activities do not occur simultaneously.

All of the building square footages are generally unchanged. The footprint of the gymnasium and the southernmost classroom building have been modified. The maximum height of the tallest building, the gymnasium, is 33.5 feet, in conformance with the 35-foot maximum height allowed by the Zoning Code. Building setbacks for the gymnasium from the adjacent residential property line have been increased from 26.5 feet to 59.5 feet. Substantial landscaping is provided in parking areas, at building entries and around the project perimeter to soften the site and provide an additional buffer to adjacent residences.

SUMMARY

As revised, the project adequately addresses the issues previously raised by the Planning Commission and significantly improves the recreational opportunities for the student body, and presents a more cohesive school-church campus to the street and community.

RECOMMENDATION

Based on the issues discussed above, staff recommends approval of the proposed Conditional Use Permit with the conditions as noted in the original staff report.

JOSEPH HORWEDEL, Acting Director
Planning, Building and Code Enforcement

c: Marvin Bamberg, MBA Architects, 1176 Lincoln Avenue, San Jose, CA 95125
Gregg Blackwell, 715 north First Street, Suite 30, San Jose, CA 95115

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